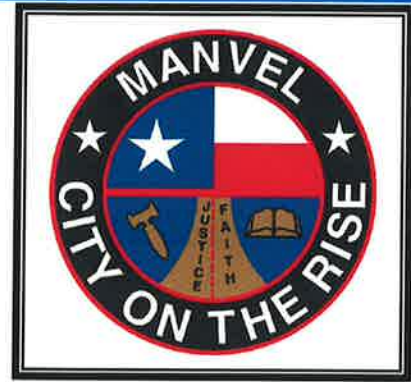


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICCOLE TYSON, COUNCIL PLACE 3
ED PERRY, COUNCIL PLACE 4
JASON ALBERT, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6

DEBRA DAVISON, MAYOR
KYLE JUNG, CITY MANAGER
TAMMY BELL, CITY SECRETARY

MINUTES 4/17/2023

Regular Session

Call To Order

Mayor Davison called the meeting of the Manvel City Council to order at 6:00 p.m.
Those in attendance were:

Present: Mayor Debra Davison
City Council Member Place 1 Larry Akery
City Council Member Place 2 Lorraine Hehn
City Council Member Place 3 Niccole Tyson
City Council Member Place 4 Ed Perry
City Council Member Place 6 Jerome Hudson

Absent: City Council Member Place 5 Jason Albert

Also Present: Kyle Jung, City Manager
Daniel Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Gilbert Salas, Director of Community Services
Jessica Rodriguez, Director of Development Services
Joe Murray, Fire Marshal
Brooke Cyphers, Public Information Officer

Inspirational Reading - Council Member Tyson

Pledge

Presentations

Proclamation - Child Abuse Awareness Month, April 2023

Public Comments: "Comment Card" Required

The Executive Director of Brazoria County Alliance for Children spoke and thanked Manvel for their efforts in bringing awareness

City Manager Update

Stella Roberts Drug take back day on 4/22 from 10-2

Item 7 on the agenda - Gilbert Salas has an item he has brought in to show the council - Superior Water System signs

Early voting starts a week from today.

Consent Agenda

1. Accept the infrastructure improvements for Del Bello Lakes Section 8 to begin the two-year maintenance period.
2. Accept the infrastructure improvements for Pomona Section 24 to begin the two-year maintenance period.
3. Approve meeting minutes to date.

Council Member Lorraine Hehn made the motion to approve the Consent Agenda. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

Regular Agenda

1. Consideration and possible action to approve second and final reading of Ordinance 2023-O-16; AN ORDINANCE AMENDING CHAPTER 35 "LICENSES AND SPECIAL BUSINESS REGULATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING ARTICLE X "MOBILE FOOD VENDORS" TO CHANGE THE MINIMUM DISTANCE REQUIREMENT BETWEEN A MOBILE FOOD UNIT/TEMPORARY FOOD ESTABLISHMENT FROM 300 TO 100 YARDS AND ADD TWO REQUIREMENTS TO FOOD TRUCK OPERATIONS; REPEALING PROVISIONS IN CONFLICT THEREWITH; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY. (Tabled at the 04/03/2023 City Council meeting)

Council Member Hehn asked about the distance and how it was determined to go from 300 yards to 100 yards.

Jessica Rodriguez shared that the 300 yards was excessive and feels that the 100 yards is more appropriate and will still protect the brick and mortars.

Lorraine Hehn asks if language can be cleared up about the 10 consecutive days language.

Council Member Jerome Hudson made the motion to table. Council Member Lorraine Hehn seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

2. Consideration and possible action to approve Master Plan for Avellino;
BEING A SUBDIVISION OF 49.58 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, BRAZORIA COUNTY, TEXAS AND ALSO BEING A PARTIAL REPLAT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R. (Motion to approve by PD&Z FAILED with a 0/7 vote).

Jessica Rodriguez states that staff recommends denial based off of the following comment:

1. Provide a signed copy of any agreement or related document substantiating Note 15 which states that the development will be served by MUD No. 42 (Section 62-1 (3)).

Council Member Lorraine Hehn made the motion to approve. Mayor Debra Davison seconded the motion.

The motion FAILED with a vote: 0/6

Yes: None

No: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 6 Jerome Hudson

Absent: City Council Member Place 5 Jason Albert

Abstained: None

3. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

Council Member Ed Perry made the motion to approve. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

4. Consideration and possible action to approve the Ninth Amendment to Development Agreement between the City of Manvel, MC288 LLC, Pomona Investment, LLC, Brazoria County Municipal Utility District 39, and Brazoria County Municipal Utility District 40.

Proposed changes consist of:

Height of multi-family structure increase. Height inside structure increase. Three gated sections - requesting not to require sidewalk on one side of the road.

Staff is recommending approval.

Council Member Jerome Hudson made the motion to approve. Council Member Lorraine Hehn seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

5. Consideration and possible action to approve Resolution 2023-R-07;
A RESOLUTION OF THE CITY OF Manvel, TEXAS FINDING THAT CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR PURSUANT TO 16 TEX. ADMIN. CODE § 25.243 TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

Council Member Lorraine Hehn made the motion to approve. Mayor Debra Davison seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

6. Consideration and possible action to approve Resolution 2023-R-08;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS ADOPTING A REVISED DESIGN CRITERIA MANUAL CONTAINING SUBDIVISION IMPROVEMENT STANDARDS FOR ALL DEVELOPMENT WITHIN THE CITY OR ITS EXTRATERRITORIAL JURISDICTION, PURSUANT TO AUTHORITY CONTAINED IN CHAPTER 62, SUBDIVISION ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, AND OTHER PROVISIONS OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, AS AMENDED OR TO BE AMENDED; AND CONTAINING OTHER MATTERS ON THE SUBJECT.

Dan Johnson presented the revisions to the Design Criteria Manual to Council.

April 17, 2023 MANVEL CITY COUNCIL MEETING MINUTES

Council Member Lorraine Hehn made the motion to approve. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

7. Consideration and possible action to approve an Agreement between the State of Texas and the City of Manvel for the authority to construct or have reconstructed signs along the roadways. (In relation to the City's designation of a Superior Water status)

Council Member Lorraine Hehn made the motion to approve. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

Mayor and Council Comments

The week of April 9-15 was Dispatchers Week.

Adjourn

Council Member Jerome Hudson made the motion to adjourn at 6:46 p.m. Council Member Niccole Tyson seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS


DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS

